



SUSSEX COUNTY RENTAL PROGRAM

Summary of Regulations



The Sussex County Rental Program (SCRP), approved December 9th, 2008, seeks to stimulate the provision of affordable rental housing for the working citizens of Sussex County. The Program will proceed with pilot status for a period of thirty-six months to ensure that Program can be adjusted to run smoothly and effectively by the end of that term.

Program Parameters

Development Thresholds:

- Minimum of twenty-five total rental (25) units
- Located in a Town Center, Developing Area or Environmentally Sensitive Developing Area; or land that is designated on a town's comprehensive plan as lying within the town's growth and future annexation area
- Public water and sewer
- Proposals with twenty-five (25) to sixty-four (64) total units must contribute forty percent (40%) of all units to SCRП inventory; or, proposals with sixty-five (65) or more units must contribute fifteen percent (15%) of all units to SCRП inventory with a minimum of twenty-six (26) SCRП units
- Developer Incentives
 - Bonus Density of twenty percent (20%) & Expedited Review through the County's Planning & Zoning process

Tenant Eligibility:

- Live and work in Sussex County for one year preceding application; however, Employers may request waivers to this restriction
- Applicant must maintain SCRП unit as principal occupant and primary residence
- Be of Eligible Income (as defined below)

Affordability Controls:

- Lease Agreements will be renewed annually
- SCRП units in inventory must be maintained as affordable for a period of thirty (30) years

Income and Rents:

- Tenants must earn between thirty and eighty percent (30-80%) of the Area Median Income. Income limits are defined below*:

Household Size	1	2	3	4	5	6	7	8
Minimum Income	\$12,300	\$14,100	\$15,850	\$17,600	\$19,000	\$20,400	\$21,800	\$23,250
30% AMI								
Maximum Income	\$32,850	\$37,500	\$42,200	\$46,900	\$50,650	\$54,400	\$58,150	\$61,900
Income 80% AMI								

- Rents are calculated based on twenty-five percent (25%) of household income, taking into account household size. Rents for minimum and maximum income levels are shown below:

Household Size	1	2	3	4	5	6	7	8
Rent for 30% AMI	\$256	\$294	\$330	\$367	\$396	\$425	\$454	\$484
Rent for 80% AMI	\$684	\$781	\$879	\$977	\$1,055	\$1,133	\$1,211	\$1,290

*Data is based on 2009 HUD Income Limits

Form Updated 7/21/2009